

Snohomish County Courthouse Replacement

Project Update Report #15: April 27, 2015



Project Team members review Heery's updated interior plans.

Working toward construction

While the City and County near finalization of the parking agreement, the Project Team is working to conclude Design Development and prepare for construction. There are numerous tasks to coordinate in the short duration leading up to commencement of construction. The following recaps the major elements currently under way:

- SEPA resubmittal—including Special Project Use, Land Use Review, and Design Review applications—is nearing approval.
- Petition for alley vacation is under consideration by the Everett City Council. A public hearing has been set for May 20.
- Coordinating relocation of power and telecommunication lines, to clear the project site for construction. This is an intricate process involving Snohomish PUD, Frontier, Xfinity, Integra, and other telecommunications companies and utility agencies.
- Acquired properties – Phase II Environmental Site Assessment (ESA): ground-penetrating radar and additional groundwater borings are being performed over the next month.

PROJECT DASHBOARD

Budget Status – 3/31/2015

	*Baseline Budget	Paid to date 3/31/2015	*Estimate at Completion
GCCM Costs	\$122,348,204	\$490,935	\$122,348,204
Owner Direct Work	\$39,645,113	\$7,779,543	\$39,645,113
Total	\$161,993,317	\$8,270,478	\$161,993,317

* Numbers are rounded to the nearest dollar.

Schedule Status – 4/24/2015

	Start	Finish
Design & Permitting Phase	01/01/2014	11/20/2015
Construction Phase	07/21/2015	10/01/2017
Courthouse Occupancy	10/01/2017	01/01/2018
Old Courthouse Demolition	01/01/2018	04/01/2018
Old Courthouse Site Restoration	02/01/2017	05/01/2018
Project Closeout Phase	09/01/2017	06/01/2018

Project Action Item Status – 4/24/2015

OPEN & ONGOING ITEMS	23
ON HOLD	7
CLOSED	416
TOTAL	446

Closely Monitored Issues

1. City permitting and land use requirements
2. Budget management and accountability
3. Schedule
4. Scope
5. Building exterior development
6. State GCCM Requirements under RCW 39.10
7. FF&E

Snohomish County Courthouse Replacement

Project Update Report #15: April 27, 2015



- Acquired properties' hazardous building materials: An industrial hygienist under contract to the County is currently writing specifications for abatement and removal, in preparation for issuing for bids.
- Heery International will be here the week of June 1 for a team project review workshop and, tentatively, a presentation to Council.
- Coordinating early bid packages for demolition, shoring, and earthwork / utilities, which will be presented to Council in June.
- Continuing sustainability design strategies which incorporate the following:
 - LED lighting.
 - Rainwater recapture.
 - Central mechanical plant.
 - Heat recovery on outdoor air.
 - Courtroom-specific air-handling units.
 - Low-flow plumbing fixtures.
 - Dual-flush toilets in public areas.
 - High-efficiency water heaters.
- Continuing building hardening strategies which incorporate the following:
 - Dual-wall exterior building skin.
 - Laminated glass at the building's first two levels.
 - Security bollards at entry.
 - Secure parking for elected officials who work in the building.
 - Dual path for DIS.



Rendering of building exterior, facing the columns at the main entry pavilion on the corner of Rockefeller and Wall. This image, courtesy of Heery International, illustrated the Seattle Daily Journal of Commerce's April 17 front-page story about the project.



Aerial view of the project site, and structure of the Replacement Courthouse, generated by Hoffman Construction from Heery's building information model (BIM) and from a laser scan of the site performed by Hoffman's surveyors. The Campus Plaza, Administration West, and the current Courthouse are at upper left.

Both Hoffman and Heery are leveraging the latest software to design the Replacement Courthouse, and plan its construction.

Snohomish County Courthouse Replacement

Project Update Report #15: April 27, 2015



Snohomish County

PROJECT TEAM

Project Management

Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction
Management

Architect & Engineers

HEERY International

MKA
Sparling
Site Workshop
WSP Group

GCCM Team

Hoffman Construction

Holaday-Parks – MCCM
VECA Electric – ECCM